

ORDINANCE NO. 23-14

**TO REZONE CERTAIN REAL ESTATE WITHIN
THE CITY OF WEST LAFAYETTE, INDIANA
AND DESIGNATING THE TIME WHEN THE
SAME SHALL TAKE EFFECT.**

**BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF
WEST LAFAYETTE, INDIANA**

Section 1: Ordinance No. 32-97 of the City of West Lafayette, Indiana is hereby amended to rezone the following described real estate, to-wit:

A part of Lot Three (3) in McClure Park Subdivision as per the plat thereof recorded in Plat Book 8, Page 45, in the office of the Tippecanoe County Recorder, as platted upon a part of the northeast quarter of section Twelve (12), Township Twenty three (23) North, Range Five (5) West, Wabash Township, Tippecanoe County, Indiana, as depicted upon a plat of survey by Vester and Associates, Inc., Job Number E00092 and more completely described as follows, to wit:

Commencing at the northeast corner of section 12-23-5, said point being marked by a Berntsen RT-1 monument; thence along the east line of the northeast quarter of said section South 00°11'40" East, 1946.64 feet; thence South 89°48'20" West, 30.00 feet to the westerly right-of-way of Yeager Road and the point of beginning of the herein described tract, said point being marked by a $\frac{3}{4}$ " rebar with an aluminum cap stamped "VESTER & ASSOC. INC", hereinafter referred to as a Vester capped rebar; thence along said right-of-way South 00°11'40" East, 401.41 feet to the north line of the Johnson Realty Co., Inc. property as described in Deed Record 88-01783, recorded February 16, 1988 in the Office of the Tippecanoe County Recorder; thence along said Johnson Realty property, South 89°48'20" West, 413.06 feet; thence North 00°14'10" West, 476.16 feet to the southerly right-of-way of Kent Avenue; thence southeasterly along said right-of-way, along a non-tangent curve (said curve being concave northeasterly, having a radius of 490.33 feet and a chord bearing South 78°34'44" East, 197.45 feet) an arc distance of 198.81 feet; thence continuing along said right-of-way, North 89°48'20" East, 185.00 feet; thence southeasterly along said right-of-way, along a tangent curve to the right (said curve having a radius of 35.00 feet and a chord bearing South 45°11'40" East, 49.50 feet), an arc distance of 54.98 feet to the point of beginning, containing 4.19 acres.

COMMONLY KNOWN AS:

Lots Numbered One (1), Two (2), Three (3) and Common Area of Hentschel Complex Planned Development, located in Wabash Township, Tippecanoe County, Indiana, as platted in the Final Plat dated April 3, 2002, and filed with the Office of the Tippecanoe County Recorder on June 21, 2002, in Book 11, Page 209.

Section 2: Said real estate is hereby rezoned as follows:
FROM: "PDNR" District
TO: "NB" District

Section 3: This ordinance shall be in full force and effect from and after its passage and signing by the Mayor.

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If you have questions about this, please contact the Office of the Clerk-Treasurer at clerk@westlafayette.in.gov.
Thank you.